

**MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE CITY OF  
TULSA, OKLAHOMA,**

scheduled for Wednesday, June 26, 2024, at 5:00 P.M in the City Council Chamber, One Technology Center, 175 E. 2nd St., Second Floor, Tulsa, OK, to transact all business as set out in Notice and Agenda posted in the Office of City Clerk, Room 260, One Technology Center, 175 E. 2nd St., Second Floor, Tulsa, OK on Friday, June 21, 2024, at 3:39 P.M.

**CALL TO ORDER**

Chair Cue called the meeting to order at 5:11 P.M.

**ROLL CALL:**

Hall-Harper	Present	Bengel	Present
Cue	Present	Decter Wright	Present
Patrick	Present	Lakin	Present
Bellis	Present	Fowler	Present
Miller	Present		
Present:		9	
Absent:		0	

**STAFF PRESENT**

Jack Blair, City Attorney  
Lori Doring, Secretary to the Council  
Brandon Worley, Council Staff

**1. RECEIPT & FILING OF MINUTES**

- a. Minutes of Regular Meeting held at 4:00 PM on June 5, 2024. [CC 6/26/24]  
24-607-1
- b. Minutes of Regular Meeting held at 5:00 PM on June 5, 2024. [CC 6/26/24]  
24-607-2

Councilor Decter Wright moved to approve 1.a – 1.b. Councilor Bengel seconded the motion.

**ROLL CALL:**

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		

Yeas: 9      Nays: 0      Absent: 0      Abstentions: 0

Motion carried.

**2. APPOINTMENTS & REAPPOINTMENTS**

- a. Parisa Pilehvar – Appointment to the Human Rights Commission replacing Stacey Cole; term expires July 1, 2025. (CD-4) [UED 6/12/24; CC 6/26/24]  
24-599-1
- b. Martha Isabel Zapata – Appointment to the Tulsa Authority for Economic Opportunity replacing Elian Hurtado; term expires June 30, 2027. (CD-8) [PW 6/12/24; CC 6/26/24] 24-600-1

- c.

Jose Bamaca – Appointment to the Greater Tulsa Area Hispanic-Latinx Affairs Commission replacing Hugo Salcedo; term expires December 31, 2026. (CD-6) [UED 6/12/24; CC 6/26/24] 24-598-1
- d.

Katie Plohocky – Reappointment to the Tulsa Authority for Economic Opportunity; term expires June 30, 2027. (Attended 13/13 meetings.) (CD-1) [UED 6/12/24; CC 6/26/24] 24-597-1
- e.

Premadonna Braddick – Reappointment to the Tulsa Women's Commission; term expires May 31, 2027. (Attended 10/12 meetings.) (CD-8) [PW 6/12/24; CC 6/26/24] 24-601-1

Public Comments:  
John Huffines – 2.a – 2.e.

Councilor Decter Wright moved to approve 2.a – 2.e. Councilor Bengel seconded the motion.

**ROLL CALL:**

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		

Yeas: 9      Nays: 0      Absent: 0      Abstentions: 0

Motion carried.

**3. PUBLIC HEARINGS**

- a.

No items this week.

**4. MAYOR’S ITEMS**

- a.

Mayor's report on community events, briefing on City activities, City efforts, and new business.

There was no report.

- b.

Consideration and possible approval, adoption, denial, amendment or revision of Change Order No. 2 to Contract No. 136093 between the City of Tulsa and Becco Contractors, Inc., for Project No. 144101, TMUA-W 14-82 and MS-635 in the amount of three hundred sixty-six thousand, sixty dollars (\$366,060.00) due to design modifications to the landscaping plans needed to improve health and longevity of planted vegetation on S. Yale Ave. - 81st St. to 91st St. (CD-8) [PW 6/12/24; CC 6/26/24] 24-586-2
- c.

Consideration and possible approval, adoption, denial, amendment or revision of a License Agreement between the City of Tulsa and Independent School District No. 9 of Tulsa County, for property located at 10100 E. 61st St. S., Union Gardens Addition, to install, use and maintain two 6-inch heated water supply/return lines and two 8-inch chilled water/supply lines to be located within the 60-foot Right of Way of E. 62nd St. S. (CD-7) [PW 6/12/24; CC 6/26/24] 24-590-2
- d.

Consideration and possible approval, adoption, denial, amendment or revision of a travel donation from Pierce Manufacturing in the amount of one thousand, six hundred dollars (\$1,600.00) for Bryan Beall and Garrett Reed to travel to Appleton, WI on June 17-21, 2024, to perform the complete final inspection of apparatus prior to delivery as part of the ordering process. [CC 6/26/24] 24-610-1

- 
- e. Consideration and possible approval, adoption, denial, amendment or revision of a Donation of a drone system (Aeryon SkyRanger R60) from Hover Visions, LLC to Tulsa Fire Department. The system includes an EO/IR camera, Airframes, and batteries valued at thirty thousand dollars (\$30,000.000). [CC 6/26/24] 24-618-1
  - f. Consideration and possible approval, adoption, denial, amendment or revision of a Deed of Dedication by Tiffany Angeleen Poe and Steven E. Poe of property located at 7637 S. 26th W. Ave., Parcel 613, Unplatted, for a lot line split. IDP LS 21573. (CD-2) [CC 6/26/24] 24-621-1
  - g. Consideration and possible approval, adoption, denial, amendment or revision of a Deed of Dedication by Anthony Douglas Hoffman and Cheryl Susanne Hoffman of property located at 2450 W. 78th St., Parcel 643, Unplatted, for a lot line split. IDP LS 21575. (CD-2) [CC 6/26/24] 24-622-1
  - h. Consideration and possible approval, adoption, denial, amendment or revision of a Utility Easement Donation by AG Comstock RE Holdings, LLC of property located at 7961 S. Union Ave., Parcel 155, Nickel Creek Phase IV Addition, required for infrastructure improvements consisting of public roadway, sanitary sewer, waterline and storm sewer extensions for the Nickel Creek Avid Hotel Project. IDP 24487. (CD-2) [CC 6/26/24] 24-625-1
  - i. Consideration and possible approval, adoption, denial, amendment or revision of a Storm Sewer Easement Donation by 81st and Union Holdings, LLC of property located at 1621 W. 79th St. S., Parcel 158, Nickel Creek Phase IV Addition, required for infrastructure improvements consisting of public roadway, sanitary sewer, waterline and storm sewer extensions for the Nickel Creek Avid Hotel Project. IDP 24487. (CD-2) [CC 6/26/24] 24-626-1
  - j. Consideration and possible approval, adoption, denial, amendment or revision of a Utility Easement Donation by Tulsa Hills Hospitality, LLC of property located at 1539 W. 80th St. S., Parcel 159, Nickel Creek Phase IV Addition, required for infrastructure improvements consisting of public roadway, sanitary sewer, waterline and storm sewer extensions for the Nickel Creek Avid Hotel Project. IDP 24487. (CD-2) [CC 6/26/24] 24-623-1
  - k. Consideration and possible approval, adoption, denial, amendment or revision of a Drainage Easement Donation by JMDH Real Estate of Tulsa, LLC of property located at 4513 S. Lakewood Ave. E., Parcel 539, Richland Addition Amended, required for infrastructure improvements consisting of sanitary sewer, potable water, and stormwater mitigation for the Restaurant Depot Project. IDP 139434. (CD-5) [CC 6/26/24] 24-624-1
  - l. Consideration and possible approval, adoption, denial, amendment or revision of a Detention Easement Donation by the Metro Christian Academy Title Holding Corporation of property located at 6363 S. Trenton Ave., Parcel 500, Unplatted, required for infrastructure improvements for the Metro Christian Academy: New Entry Drive Phase I. IDP 128975. (CD-2) [CC 6/26/24] 24-627-1
  - m. Consideration and possible approval, adoption, denial, amendment or revision of a Waterline Easement Donation by AG Aspire RE Holdings, LLC. of property located at 5154 E. Skelly Dr., Parcel 612, Admiral Benbow Addition, required for infrastructure improvements and lot line adjustments the 46th and Skelly Infrastructure Improvement Project. BDLC 166738. (CD-5) [CC 6/26/24] 24-628-1
  - n. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: BOK Center July 2024 Events scheduled for July 1-31, 2024, at 300 S. Denver Ave. (CD-1,4) [CC 6/26/24] 24-633-1

- o.

Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Boomfest 2024 scheduled for July 4, 2024, starting at 9600 S. Riverside Drive. (CD-2) [CC 6/26/24] 24-634-1
- p.

Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Firecracker 5k scheduled for July 4, 2024, starting at 418 E. 2nd St. (CD-1,4) [CC 6/26/24] 24-635-1
- q.

Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Great American Cookout scheduled for July 3, 2024, starting at 1905 W. 51st St. (CD-2) [CC 6/26/24] 24-636-1
- r.

Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: New Haven UMC July 4th Neighborhood Parade scheduled for July 4, 2024, starting at 5600 S. New Haven Ave. (CD-9) [CC 6/26/24] 24-637-1
- s.

Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: ONEOK Field July Events scheduled for July 1-31, 2024, at 201 N. Elgin Ave. (CD-1) [CC 6/26/24] 24-638-1
- t.

Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Tulsa Farmers' Market scheduled for July 6, 13, 20, 27, 2024, at 1 S. Lewis Ave. (CD-4) [CC 6/26/24] 24-639-1
- u.

Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Folds of Honor FreedomFest presented by QuikTrip scheduled for July 4, 2024, at 2300 S. Jackson Ave. (CD-2,4,9) [CC 6/26/24] 24-640-1
- v.

Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Breaking Barriers 5k scheduled for July 13, 2024, starting at 705 N. Greenwood Ave. (CD-1) [CC 6/26/24] 24-641-1

Public Comments:  
John Huffines – 4.c, 4.l, 4.n, 4.r, 4.t, 4.u.  
Kathy McDonald – 4.l.

Councilor Decter Wright moved to approve 4.b – 4.v. Councilor Bengel seconded the motion.

**ROLL CALL:**

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		
Yeas: 9	Nays: 0	Absent: 0	Abstentions: 0

Motion carried.

**5. AUTHORITIES, BOARDS & COMMISSIONS**

- a. No items this week.

**6. ORDINANCES - FIRST READING**

- a. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance adopting the annual Assessment Roll for Tourism Improvement District No. 1; assessing those parcels of real property within city limits on which

---

there is located a hotel or motel that has 110 or more rooms for the purpose of providing marketing services as set forth in 11 O.S. Section 39-103.1(A); providing the time and method for payment of said assessments and the penalty for non-payment. (Public Hearing: 7/17/24) [UED 6/26/24; CC 6/26/24; CC 7/17/24] 24-609-2

- b. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance reopening a certain closed Public Way requested by Roger K. Eldredge, Esq. (The Buford Group) on behalf of Quapaw Investments, L.L.C. and Mandalay Bay Investments, L.L.C. located at S. Troost Ave. between E. 13th St. and E. 13th Pl., Lakeview Addition. The public way was closed by Ordinance No. 22091 on or about July 9, 2009. The requested reopening of the closed public way is for future development. (CD-4) [PW 6/26/24; CC 6/26/24; CC 7/17/24] 24-617-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending Tulsa Revised Ordinances, Title 49, "Administrative, Permit, and License Fees," Chapter 1, "General Administrative Fees," Sections 101, 103 through 114, 117 through 123; Chapter 2, "Annual Permit Fees," Sections 201 through 204; Chapter 3, "Building Permit Fees," Sections 301 through 308, 310 through 312, 314 through 317, 319 through 321, 323, 325, 326, and 327; Chapter 4, "Electrical Permit Fees," Sections 401 through 405; Chapter 5, "Mechanical Permit Fees," Sections 500, 501, and 502; Chapter 6, "Manufactured Homes Permit," Sections 602 and 603; Chapter 7, "Third Party Plan Review and Inspections," Introductory Paragraph and Sections 700 through 703; Chapter 8, "Plumbing Permit Fees," Section 800 through 803; Chapter 9, "Infrastructure Development Permit Fees," Sections 901 through 906; Chapter 10, "Special Event Permit Fees," Introductory Paragraph and Sections 1000 through 1004; Chapter 12, "Stormwater Drainage Service Fees," Sections 1200 through 1205; Chapter 13, "Water and Sanitary Sewer Fees," Sections 1300, 1301, and 1302; Chapter 14, "Fire Prevention Code Fees," Sections 1401 through 1454; Chapter 16, "Utility Coordination Fees," Sections 1600 through 1603; adding a new section, namely Section 124; deleting Section 318. **(Emergency Clause)** [PW 6/26/24; CC 6/26/24; CC 7/17/24] 24-608-2

Without objection, items 6.a – 6.c were forwarded to the next Council meeting.

## **7. ORDINANCES - SECOND READING**

- a. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of two million dollars (\$2,000,000.00) of American Rescue Plan Act (ARPA) grant revenues from the Oklahoma Water Resource Board (OWRB) to be received within the Fair Oaks Lower Bird Creek Grants SubFund. (Lower Bird Creek Admin. Fee) [UED 6/12/24; CC 6/12/24; CC 6/26/24] 24-587-2
- b. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance adopting the Thirty-Third Supplement to the Seventh Revision of the Tulsa Revised Ordinances, codifying ordinances enacted between June 1, 2023, and December 31, 2023, providing certain exceptions for ordinances excluded; providing for the repeal of certain ordinances; protecting preexisting rights; providing for copies to be deposited with the City Clerk; providing for distribution of copies to city departments and others; providing for the sale of copies. **(Emergency Clause)** [UED 6/12/24; CC 6/12/24; CC 6/26/24] 24-588-2

Public Comments:

James Alexander, Jr. – 7.a.

Bernice Alexander – 7.a. (yielded time)

Councilor Decter Wright moved to approve 7.a – 7.b with the emergency clause on 7.b. Councilor Bengel seconded the motion.

**ROLL CALL:**

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		
Yeas: 9	Nays: 0	Absent: 0	Abstentions: 0

Motion carried.

**8. COUNCIL ITEMS**

- a. Councilors’ announcements and reports on current community events, activities, efforts, and concerns. Other than announcements and reports, no discussion will ensue.

Councilor Decter Wright reminded everyone that fireworks are not allowed without a permit. Councilor Patrick announced that there is a new neighborhood association in District 3.

**9. NEW BUSINESS**

- a. No items this week.

**10. HEARING OF APPEALS**

- a. Hearing and possible action upholding or denying an appeal to the City Council requested by JE Taylor, White Dove Investment Corporation contesting the decision of the Nuisance Abatement Hearing Officer in Code Enforcement Case No. NUZO-086166-2024, finding that the property located at 5310 S. Peoria Ave., Tulsa, Oklahoma is a public nuisance and ordering its abatement. The City Council may reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination appealed from and may make such order, requirement, decision, or determination as ought to be made. (CD-9) [CC 6/26/24] 24-629-1

Devin Lucas from Code Enforcement addressed the Council.

JE Taylor, the appellant, addressed the Council.

Michael Rider from Code Enforcement addressed the Council.

There was Council discussion.

Councilor Patrick left the meeting at 6:28 P.M. and returned at 6:31 P.M.

Councilor Decter Wright moved to deny the appeal for 10.a and affirm the decision of the Hearing Officer. Councilor Fowler seconded the motion.

**ROLL CALL:**

Hall-Harper	Yea	Bengel	Nay
Cue	Yea	Decter Wright	Yea
Patrick	Nay	Lakin	Nay
Bellis	Yea	Fowler	Yea
Miller	Nay		
Yeas: 5	Nays: 4	Absent: 0	Abstentions: 0

Motion carried and the appeal was denied.

Councilor Cue moved to reconsider the previous motion of the denial of the appeal. Councilor Lakin seconded the motion.

**ROLL CALL:**

Hall-Harper	Nay	Bengel	Yea
Cue	Yea	Decter Wright	Nay
Patrick	Yea	Lakin	Yea
Bellis	Nay	Fowler	Nay
Miller	Yea		
Yeas: 5      Nays: 4      Absent: 0      Abstentions: 0			

Motion carried.

There was further Council discussion.

Councilor Lakin moved to continue 10.a to September 25, 2024, at 5:00 P.M in the City Council Chamber. Councilor Bellis seconded the motion.

**ROLL CALL:**

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		
Yeas: 9      Nays: 0      Absent: 0      Abstentions: 0			

Motion carried.

**11. HEARING OF PUBLIC COMMENTS**

- a. No items this week.

**12. ADJOURNMENT**

- a. Adjournment.

Chair Cue adjourned the meeting at 7:10 P.M.

\_\_\_\_\_  
Jeannie Cue, Chair of the Council

\_\_\_\_\_  
Lori Doring, Secretary to the Council